

**VILLAGE OF COLD SPRING  
SPECIAL BOARD for a  
COMPREHENSIVE PLAN/LOCAL WATERFRONT REVITALIZATION  
PLAN**

**Minutes  
Meeting of January 10, 2013  
At Village Hall, 85 Main Street**

**Present:** Mike Armstrong, Chair; Anne Impellizzeri, Vice-Chair; Members: Karen Doyle, Marie Early, Cathryn Fadde, Anthony Phillips, Michael Reisman, Dick Weissbrod  
**Absent:** Stephanie Hawkins

The Chair called the meeting to order at 8:01 pm.

**Remarks of Chair**

Mike Armstrong said the Village's Holiday Appreciation Open House will occur on Jan. 18 at 6pm at the Firehouse; all Special Board members are encouraged to attend. He also reported that the Hudson River Fjord Trail project's Greenway application (for \$17K for preliminary engineering design work associated with the Breakneck Tunnel portion of the trail) did not receive grant funding. Anne Impellizzieri reported that the Special Board's Greenway grant application still appears to be under consideration at a reduced dollar amount. The next SB meeting will be on Jan. 17 at which time preparations for the Jan. 19 workshop will be finalized. There will be another SB meeting on Jan. 31; at that time, GreenPlan should have delivered the entire set of draft Coastal Policies

**Minutes**

Dick Weissbrod made a motion to approve the minutes from Nov. 29, 2012. The motion was seconded by Impellizzeri and approved unanimously (Karen Doyle was not present for the vote).

Weissbrod made a motion to approve the minutes from Dec. 6, 2012. The motion was seconded by Doyle and approved unanimously (Cathryn Fadde and Anthony Phillips abstained since they did not attend the Dec. 6 meeting).

**Report of Planning Board Liaison**

Weissbrod reported on Planning Board activities:

No formal contact has occurred relative to the Butterfield project, but it seems to have conditions associated with construction. The three residential lots will be handled in a separate application to the Planning Board. It appears as if test borings will be required

to determine if bedrock exists on the site where buildings are planned. Lastly, the method of demolition may be of concern (dust, trucking) and may require engineering studies.

### **Report of HDRB Liaison**

Marie Early reported on HDRB activities:

The Butterfield application for a Certificate of Appropriateness for demolition of the Butterfield Hospital building was approved.

The Elmesco plan for the menu board and exterior lighting was approved.

A request for a new residence on Kemble Avenue by J. Meyer was received; one workshop has been conducted and a second workshop is scheduled for later in January.

A request for a sign at 66 Main Street was received; the applicant did not attend the meeting and will be rescheduled for February.

A request for a shed for clothing donations at 1 Chestnut Street (St. Mary's Church) was received. Discussions were conducted with the applicant. A workshop is scheduled for later in January.

### **Letter of Intent re: Dockside Shoreline Stabilization**

Armstrong circulated a Letter of Intent (LOI) from the DEC concerning a demonstration shoreline stabilization project at Dockside. Phillips made a motion to endorse the project. The motion was seconded by Impellizzeri and passed unanimously. Impellizzeri will circulate some suggestions of ideas to include in the Special Board's letter of support.

### **Discussion of Proposed B4 Zoning Change**

There was a lengthy discussion of the proposed B4 Zoning Change. A number of comments were provided to Armstrong (e.g., no drive-throughs or formula businesses, sight lines at exits onto Route 9D impacted by parking on Route 9D, size of residential lot setbacks). The comments will be sent to the Village Board and communicated at the next Public Hearing on the Zoning change.

### **Boundary Report**

Armstrong circulated the Boundary Report from Drake Loeb Heller et al. Although the report did not directly answer the question that was asked, it did provide useful information. Armstrong asked SB members to review the report. Three properties that are of particular interest are the Wood Dock, the area between the Downey property and the Boat Club, and Cupcake Island.

### **Plans for January 19 Workshop, publicity**

The workshop will be held at the Music Room at Haldane, at 2pm. The room will be available starting at 1pm. Breakout sessions will be held in the cafeteria. There will be a projector; Impellizzeri will bring her laptop. A press release was sent to both papers. Ads have been placed in the papers and the ad will be reproduced on posters and flyers; volunteers will be solicited to hand out flyers particularly below the tracks. The agenda will include a short introduction by Armstrong; a presentation by the guest speaker, Kristin Marcell, on flooding projections with possibly LIDAR maps; breakout sessions; return to a full session with reports from each breakout group. Kristin Marcell will provide her presentation and discussion topics/questions for review by the SB at the next meeting. Volunteers are also solicited to provide refreshments. Each SB member was asked to reach out to 5 or better yet 10 people to encourage their attendance. Contacts are being made to key stakeholders such as the Boat Club, the Fire Company, and residents to the west of the railroad tracks.

Armstrong is going to try to obtain statements from Metro-North and Central Hudson concerning their policies and plans for sea level rise. He's also going to speak with Greg Phillips on the subject of the Village's infrastructure and any problems that are foreseen with sea level rise; he will also talk with Bill Bujarski (Building Inspector) on any potential changes required in the Building Codes.

### **Draft Coastal Policies, continued**

Armstrong circulated drafts of Policies 7 and 8. It was noted that they seem to be boilerplate but the question was raised as to whether that was acceptable for these two policies? GreenPlan will have all policies completed and available to the SB by the end of the month.

### **Drive-throughs, Fast Food Franchises Report, update**

Michael Reisman said that the report is very close to being completed. It should be ready for the next meeting.

### **Public Comment**

There were no public comments.

### **Adjournment**

Cathryn Fadde made a motion to adjourn. This was seconded by Resiman and unanimously approved. Meeting adjourned at 9:58 pm.

Respectfully submitted,  
Marie Early, Secretary

Signed,

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Mike Armstrong